



NOTICE OF PUBLIC HEARING

The **BEACON HILL ARCHITECTURAL COMMISSION** will hold a public hearing:

DATE: 12/19/2019
TIME: 5:00 PM
PLACE: BOSTON CITY HALL, PIEMONTE ROOM, 5TH FLOOR



Subject of the hearing will be applications for Certificates of Design Approval on the agenda below, reviews of architectural violations, and such businesses as may come before the commission, in accordance with Ch. 616 of the Acts of 1955, as amended. Applications are available for review during business hours at the office of the Environment Department. Applicants or their representatives are required to attend, unless indicated otherwise below. Sign language interpreters are available upon request.

After 5:30 p.m., enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).

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I. DESIGN REVIEW HEARING

- APP # 20.209 BH** **9 Willow Street(Continued from 10/17/2019 & 11/5/2019)**
Applicant: Deborah Thomas
Proposed Work: At all facades; repaint wood windows, trim, and bays in kind.
- APP # 19.1150 BH** **60 Chestnut Street**
Applicant: John Holland; the Holland Group
Proposed Work: Remediation of condenser location, planter, and deck height.
- APP # 20.371 BH** **151-153 Charles Street (Continued from 10/17/2019)**
Applicant: Thomas Maguire
Proposed Work: At side yard visible from Charles Street, replace wooden picket fence gate with metal fence with diamond plate screening.
- APP # 20.283 BH** **92 Pinckney Street (Continued from 10/17/2019)**
Applicant: Steve Calandrella CM
Proposed Work: At north, west and south facades replace all windows (historic and replacement) with proper pane configuration to match existing.
- APP # 20.516 BH** **71 Beacon Street (Continued from 10/17/2019)**
Applicant: Andrew R. Hamilton
Proposed Work: At fourth floor at front, rear and side facades, replace five, 6 over 6, wood, true divided light windows with five, 6 over 6, wood, true divided light windows.

- APP # 20.251 BH** **12 Lime Street**
Applicant: Dan Desrochers; Pomeroy + Company
Proposed Work: At front façade main entry, install five new energy panels
- ~~**APP # 20.327 BH** **89-91 West Cedar** (*Pending Missing Information*)
Applicant: Frank Role
Proposed Work: Replace three windows on 5th Floor (*See Additional Items Under Administrative Review*). Removed by Staff~~
- APP # 20.379 BH** **10 Otis Place**
Applicant: David Doyno
Proposed Work: At rear yard facing Storrow Drive replace chain link fence with cedar privacy fence.
- APP # 20.410 BH** **104 Mt. Vernon Street (11A West Cedar)**
Applicant: Shari Loessberg and Christopher Smart
Proposed Work: At front façade, restore leaded glass on side lights and transom by cleaning and removing existing paint. Restore existing front door, repaint door (BM Grand Entrance Red). Restore 11A main Entry repaint door (BM Grand Entrance Red).
- APP # 20.459 BH** **13 Chestnut Street**
Applicant: Oliver Colburn
Proposed Work: Install new light fixture at front façade.
- APP # 20.470 BH** **70 Charles Street**
Applicant: Jasmine Punzalan
Proposed Work: Install new signage.
- APP # 20.497 BH** **145 Pinckney Street**
Applicant: Giovanni Grimaldi
Proposed Work: Replace existing perimeter fence in kind.
- APP # 20.503 BH** **31 Irving Street (Adjacent)**
Applicant: Nathaniel Walton
Proposed Work: Install tree guard around street tree.
- APP # 20.510 BH** **6 Mt. Vernon Place**
Applicant: Stephen Gallagher R.A.
Proposed Work: At front and side facades, install four decorative lights.
- APP # 20.514 BH** **65-66 Beacon Street**
Applicant: Daniel Brennan
Proposed Work: At Charles Street façade, replace existing double doors with a single leaf door and sidelight.
- ~~**APP # 20.519 BH** **32 Hancock Street**
Applicant: Lynne Orstedt
Proposed Work: Re-stain front door to its original color. Removed At Request of Applicant.~~
- APP # 20.520 BH** **30 Chestnut Street**
Applicant: Alex Slote
Proposed Work: At front façade, replace wood shutters. At front and rear facades all levels, replace all wood windows (6 over 6) with 6 over 6 wood windows. Replace granite curbstone with brick. Install steel balconies at second and third level of rear. Relocate downspout at rear of the property. Install roof deck. (*See Additional Items Under Administrative Review*).

APP # 20.521 BH

71 Charles Street

Applicant: Monika Pauli

Proposed Work: At front façade, replace existing main front door and side lights, replace existing front garden level door and shave sloped stone, install new light in door well. Repaint door vestibule Whispering Spring. Install two new hand rails, install two new sign, and install wood flowerboxes. Install fire department connection. At front and rear facades, replace existing 6 over 6 wood windows with 6 over 6 wood windows. Install star tiebacks at front façade(See Additional Items under Administrative Review).

APP # 20.523 BH

34 Beacon Street

Applicant: Mona Bonnot

Proposed Work: Remove upper railing and hatch at upper roof. At Joy Street façade level 1, replace three 6 over 6 wood windows with 3 6 over 6 windows. At front façade dormer level, replace two, 2 over 2, wood windows with two, 2 over 2, wood windows. Replace flag pole. (See Additional Items Under Administrative Review).

APP # 20.603 BH

82 Chestnut Street

Applicant: Sean Cryts

Proposed Work: At River Street façade, level four, replace six, 6 over 1 wood sash sets with 6 over 1 wood sash sets in existing frames.

APP # 20.610 BH

137 Charles Street

Applicant: Rosanna Miller; Luxor Hair

Proposed Work: At storefront, install wall sign, blade sign, and window decals.

APP # 20.612 BH

44 Beacon Street

Applicant: Sophie Mankins

Proposed Work: Repaint front door and porch Benjamin Moore Essex Green High Gloss (Door), Chalk white semi-gloss (Trim and columns).

APP # 20.615 BH

105 Pinckney Street

Applicant: Kelly Robbins

Proposed Work: At front façade, install black metal handrail on front stoop.

APP # 20.617 BH

33 Bowdoin Street

Applicant: Jan Steenbrugge

Proposed Work: At all facades, repaint windows and trim black (Previously reviewed under 20.381 BH).

APP # 20.630 BH

35 Bowdoin Street

Applicant: Jan Steenbrugge

Proposed Work: At South elevation, replace existing basement level double hung windows to match existing window configuration, materials and dimensions. Replace two (basement) windows at south elevation with doors to match existing window styles.

- II. ADMINISTRATIVE REVIEW/APPROVAL:** *In order to expedite the review process, the commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to commission staff pending ratification at its monthly public hearing. **Having been identified as meeting these eligibility criteria and all applicable guidelines, the following applications will be approved at this hearing:***

► Applicants whose projects are listed under this heading NEED NOT APPEAR at the hearing. Following the hearing, you will be issued a Determination Sheet to present at the Inspectional Services Department (1010 Massachusetts Avenue) as proof of project approval when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the commission staff for review. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

► **PLEASE NOTE THAT FOLLOWING ISSUANCE OF THE DETERMINATION SHEET NO FURTHER CORRESPONDENCE WILL BE ISSUED FOR THE APPLICATIONS LISTED BELOW.** The electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness; this will be valid for one year from the date of the hearing. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval.

If you have any questions not addressed by the above information, please contact staff at 617.635.3850 or southendldc@boston.gov. Thank you.

- APP # 20.319 BH** **34 1/2 Beacon Street:** At front façade, remove and replace raised panels and replace/repaint in kind.
- APP # 20.523 BH** **34 Beacon Street:** At front façade, level 2, replace standing seam copper roof, install TPO roofing system. (See Additional Items under Design Review).
- APP # 20.521 BH** **71 Charles Street:** Replace existing front and rear gutters in kind with copper gutters, replace existing roof level flashing in kind with copper flashing. At front façade, restore existing windows on level two and three. At front façade level 1, repair metal detail in kind. Repair snow guards, Rebuild existing chimney in kind. Repair front door vestibule molding in kind. At rear façade, repoint brick, in kind. (See Additional Items in Design Review)
- APP # 20.520 BH** **30 Chestnut Street:** At front and rear facades, clean and repoint brick in kind. At rear façade, repair garage header in kind, replace copper gutter in kind. (See Additional Items under Design Review).
- APP # 20.495 BH** **130 Chestnut Street:** Paint front main vestibule BM - Windham Cream
- APP # 20.613 BH** **46-48/52-54 Irving Street:** At all facades, replace all windows which are 1 over 1 and vinyl with 1 over 1, aluminum clad.
- APP # 20.384 BH** **37 Joy Street:** At front and rear facades, repair spalled brick and cast stone sill, stabilize displaced brick and reset cast stone lintels and sills, repair step cracks, spot repoint as needed. All work is to be done in kind.
- APP # 20.619 BH** **39 Joy Street:**(Pending Missing Information) At front façade, level two replace four, 6 over 1, wood windows with 6 over 1 wood windows.
- APP # 20.467 BH** **129-131 Mount Vernon Street:** At front façade level one; replace two, 2 over 2, wood windows and four, one over one, wood windows in kind.
- APP # 20.460 BH** **54 Myrtle Street #5:** At front façade, level three replace three, 1 over 1, wood, windows with three, 1 over 1, wood windows.
- APP # 20.517 BH** **69 Phillips Street:** At front façade levels 1-5, replace all one over one wood windows with 1 over 1 wood windows. Total of 14 windows.
- APP # 20.616 BH** **105 Pinckney Street:** At rear façade, level 1 & 2 replace 5 windows.
- APP # 20.513 BH** **123 Pinckney Street:** Paint and repair wood storefront in kind.
- APP # 20.522 BH** **1 Primus Avenue:** At front and side elevation levels 4 and 5, replace eight, 6 over 6, wood, replacement windows with six over six wood windows.
- APP # 20.316 BH** **11A Revere Street:** At level one, replace two one over one aluminum clad windows with 1 over 1 aluminum clad windows.
- APP # 20.466 BH** **75 Revere Street:** At front façade level three, replace two, non-historic, 6 over 6 wood windows with two, 6 over 6 wood windows.
- APP # 20.395 BH** **104 Revere Street:** Refinish existing shutters, repaint in the same color.

- APP # 20.515 BH** **33-61 Temple Street:** Restore Derne and Temple Streets.
- ~~**APP # 20.511 BH** **87 West Cedar Street:**(Pending Missing Information) Repaint entry door and trim in kind. Removed by Staff~~
- ~~**APP # 20.327 BH** **89-91 West Cedar Street:**(Pending Missing Information) Cut and repoint brick using type “N” mortar (See Additional Items under Design Review). Removed by Staff~~

III. RATIFICATION OF 10/17/2019 PUBLIC HEARING MINUTES

IV. STAFF UPDATES

V. PROJECTED ADJOURNMENT: 9:00p.m.

DATE POSTED: 12/6/2019

BEACON HILL ARCHITECTURAL COMMISSION

Members: Miguel Rosales, Paul Donnelly, Joel Pierce, P.T. Vineburgh, Vacancy

Alternates: Danielle Santos, Vacancy, Vacancy, Vacancy

Cc: Mayor/ City Council/ City Clerk/ Boston Planning and Development Authority/ Law Department/ Parks and Recreation/ Inspectional Services Department/ Boston Art Commission/ Neighborhood Services/ Owner(s)/ Applicants/ Abutters/ Civic Design Commission/ Commissioners/ Office of Persons with Disabilities/ Architectural Access Board/